





Welcome

Welcome to Dalum Drive, this well presented two-bedroom semi-detached villa arranged over two floors, offers an exceptional opportunity for a wide range of purchasers, combining well-proportioned accommodation with generous outdoor space in a popular residential setting within Loanhead. Occupying an enviable corner position, the property benefits from attractive gardens to the front, side and rear, together with resident's and visitor's parking, creating an ideal home for first-time buyers, young families and those looking to downsize without compromise. Presented to the market in excellent order throughout, we would recommend an early viewing.

- Reception hallway with a useful walk-in cupboard
- Living dining room
- Fully fitted kitchen
- Two double bedrooms with built in storage
- Bathroom presented as a shower room
- Attic storage (insulated)
- Gas central heating (boiler installed 2022)
- Double glazing
- Private gardens to the front, side and rear
- Ample resident's and visitor's parking available





Loanhead

Loanhead is a highly desirable Midlothian town located just a few miles south of Edinburgh, offering an excellent balance of suburban living with easy access to the capital. The town provides an excellent range of local amenities including supermarkets, cafés, restaurants, healthcare facilities and leisure amenities. Straiton Retail Park is nearby, offering a wide selection of major retailers including IKEA, Costco, Marks & Spencer Foodhall and numerous restaurants. Excellent schooling is available locally, while regular bus services and swift access to the Edinburgh City Bypass make commuting throughout Edinburgh and beyond straightforward. The surrounding countryside and nearby Pentland Hills Regional Park also provide superb opportunities for walking, cycling and outdoor recreation.

Extras

Included in the sale are: Floor coverings, light fittings, blinds where fitted and all integrated appliances. No warranty applies to any integrated or free-standing white or movable goods included in the sale and these items are deemed to be sold as seen. Other items may be included by negotiation.



Get in touch

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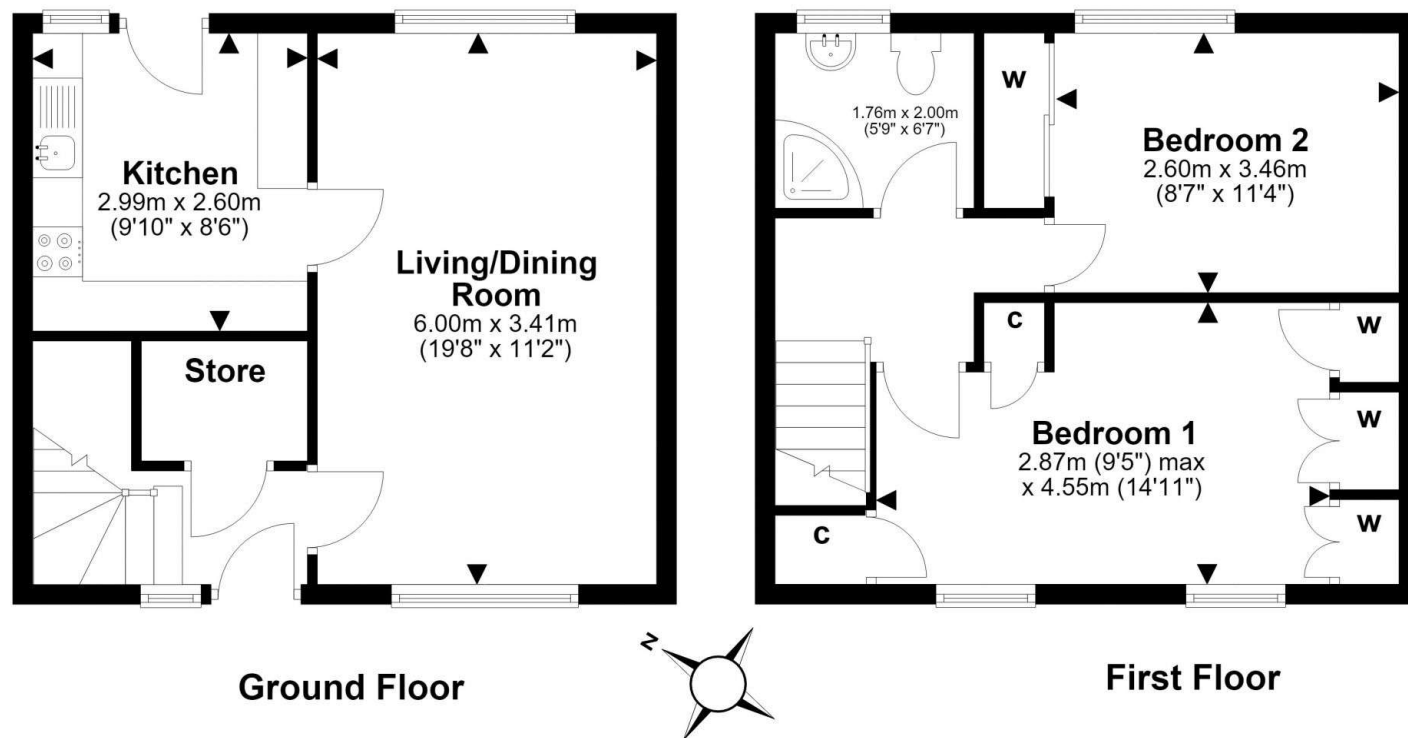
Bruntsfield Office:

103-105 Bruntsfield Place,
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CHARTERED FIRM

Disclaimer: Interested parties are advised to request their own solicitor to note interest with us as soon as possible after viewing. The Seller shall not be bound to accept the highest or any offer. These particulars do not form any contract, and the statements or plans contained herein are not warranted nor to scale. Approximate measurements have been taken by sonic device at the widest point. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Only offers using the Combined Standard Clauses will be considered. Offers received not using these clauses will be responded to by deletion of the non-standard Clause and replaced with the Combined Standard Clauses. All systems, appliances or other moveable items included in the price, whether integrated or otherwise and the working order thereof are not warranted by the seller and are sold as seen. If the systems have been drained down or disconnected the seller will not be responsible for refilling the systems or reconnection of them.



This plan is for illustrative purposes only and should only be used as such by a prospective purchaser.
For details of the internal floor area, please refer to the Home Report.